

Preliminary Opinion of Probable Development Cost

Date: 10/16/2003	Project No. 7009-003	Project Name: Woodville Community Center Site 1 (Option C)	Prepared By: Reviewed By:	EWG JPS
Summary				
Description			Amount	
Surveying (Boundary and Topo)			\$	10,000.00
Environmental Consultant (Determination of wetlands)			\$	3,000.00
Property Acquisition			\$	-
Engineering Fees (Type A Site Only)			\$	20,000.00
Architectural Fees (Building Only)			\$	38,400.00
Permitting/Fees				
Local (Only Estimate, not inclusive of tree payment)			\$	12,000.00
FDEP			\$	250.00
City of Tallahassee (Water)			\$	1,000.00
County Health (Septic)			\$	250.00
Landscaping			\$	15,000.00
Lighting			\$	5,000.00
Construction Costs				
Earthwork Total			\$	41,200.00
Paving Total			\$	66,000.00
Drainage Total			\$	12,750.00
Water Total			\$	15,500.00
Sewer Total			\$	11,300.00
Inspections			\$	3,000.00
Final Certifications			\$	1,500.00
SUBTOTAL (Excluding Building)			\$	257,000.00
CONTINGENCY (15%)			(Site Construction Only)	\$ 30,000.00
Community Center Building Cost			5326 SF @ \$90/SF	\$ 479,340.00
CONTINGENCY (5%)			Building Cost Only	\$ 24,000.00
SUBTOTAL (Including Building)				\$ 791,000.00
GRAND TOTAL				\$ 791,000.00

Note: This Preliminary Opinion of Probable Cost does not include offsite improvements that may be required.